


CONFIDENTIAL REPORT

Refurbishment / Demolition Asbestos Survey (RDAS) 52 New Road Thomondgate Limerick



Date: 9 th October 2023	
Surveyor: James McCusker 	Approved by: Sean McCusker (Principal Consultant)



Document Control

Client	Limerick City & County Council.
Project Title	RDAS – No. 52 New Road Thomondgate Limerick
Document Title	Refurbishment / Demolition Asbestos Survey (RDAS) No. 52 New Road Thomondgate Limerick
Report No:	Report No: A071/23

REV	Status	Author(s)	Revision History	Approved by:	Date
	Final	James McCusker		Sean McCusker	9 th October 2023

Site Location: 52 New Road Thomondgate Limerick	Ref]: A071/23
Client: Limerick City & County Council	Date: September 2023



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Glossary of Terms:

ACM	Asbestos Containing Material
AIB	Asbestos Insulation Board
AMP	Asbestos Management Plan
HSA	Health & Safety Authority
CAF	Compressed Asbestos Fibre
HSG	Health & Safety Guidance
RDAS	Refurbishment / Demolition Asbestos Survey
MAS	Management Asbestos Survey

Chrysotile – White Asbestos: Amosite – Brown Asbestos: Crocidolite – Blue Asbestos

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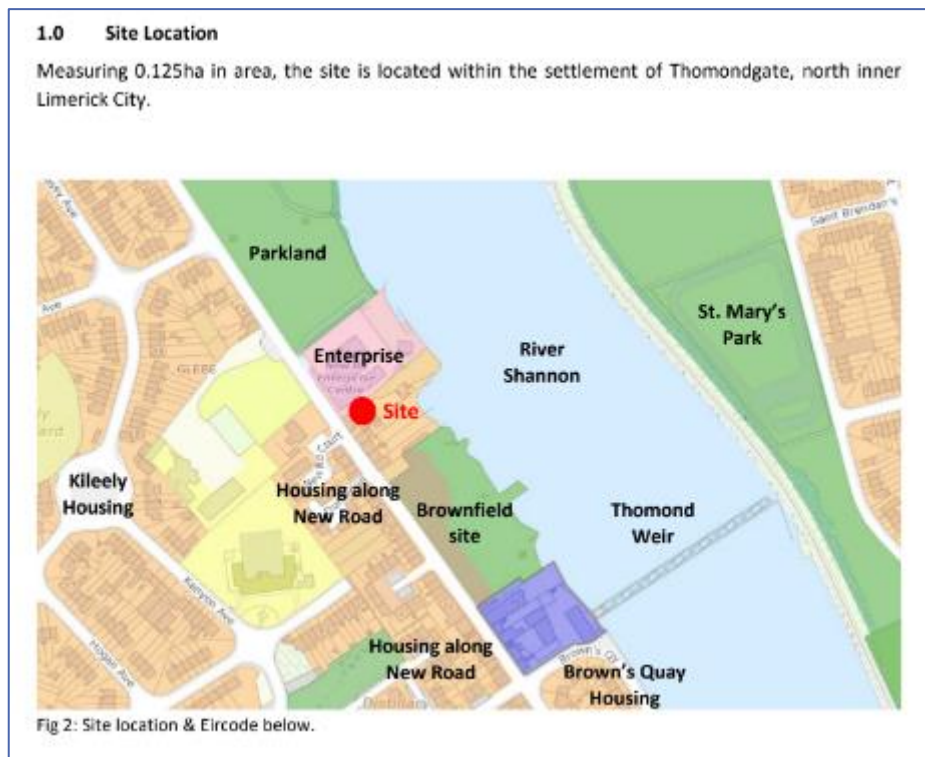


1. Introduction

McCusker Environmental Ltd. was requested by Limerick City & County Council to carry out a Refurbishment / Demolition Asbestos Survey (RDAS) at No. 52 New Road Thomondgate Limerick. (Whelan's Pub).

The site is narrow and long in shape, measuring approx. 16m x 80m. It is bound to the west by New Road and to the east by the River Shannon. It is bound to the North by an enterprise centre and to the south by a single storey house with long rear garden. New Road is dominated by single and two-storey residential housing. A large area of public open space is located immediately north of the enterprise centre, near the proposed site. The site is centrally located and serviced by several facilities, amenities, and transport options, with Thomondgate a short 10min walk and with the City Centre a further 10 min walk.

The survey undertaken fulfils the Clients' legal duty to identify the presence of asbestos-containing materials, and carryout a risk assessment in respect of these materials at the premises.



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2. Executive Summary

Locations of asbestos containing materials:

- **Asbestos containing roof slates to main house and side cladding including extensions.**

Samples taken for Laboratory Analysis.

Site Ref	Lab Ref	Description	Analysis Result	Classification
A - Cold Room	BS204721	Felt	No Asbestos Detected	Not Applicable
B - Extension	BS204722	Slate	Chrysotile	Asbestos Cement
C - Main Roof	BS204723	Sarking Felt	No Asbestos Detected	Not Applicable
D - Original Casting	BS204724	Textured Coating	No Asbestos Detected	Not Applicable

BULK MATERIAL SAMPLE REPORT (CONTINUATION)

Site Ref	Lab Ref	Description	Analysis Result	Classification
E - Bar	BS204725	Textured Coating	No Asbestos Detected	Not Applicable

Inaccessible Areas:

- A lean too area to the right-hand side of the building across from the Cold room was inaccessible.
- If any suspect materials are found in this area, then further investigation needs to be carried out.

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3. Survey Specification

The survey was in accordance with *HSG 264 – Asbestos: The Survey Guide (U.K. Health and Safety Executive)*.

HSG 264 – Asbestos: The Survey Guide (U.K. Health and Safety Executive) was released on 29th January 2010. This document expands on and replaces MDHS 100. This document is aimed at those conducting surveys, those who commission surveys and those with specific responsibilities for managing asbestos in accordance with Control of Asbestos Regulations (CAR) 2006.

The Survey Guide includes two types of Asbestos Surveys.

Management Surveys (replaces former Types 1 & 2 surveys) to assess compliance with the law. They identify asbestos in all accessible areas; provide risk assessments on all asbestos containing materials identified and make recommendations where problems are identified.

Refurbishment and Demolition Surveys are much more intrusive and use destructive methods to access areas which would normally be classed as inaccessible within a management survey. These are required if a major refurbishment or demolition was required. The aim of these surveys is to locate all asbestos within all areas of the building so that the correct measures can be taken prior to refurbishment or demolition.

SPECIFIC NOTES

General

Once asbestos materials have been identified it is essential that appropriate management and remedial measures be introduced. In general, asbestos materials that are in good condition should not be disturbed. Their location should be recorded, and their existence made known to contractors, staff and others who may be affected. Warning labels advising of the presence of asbestos may be appropriate together with periodic condition inspections. For materials in poor condition remedial action (encapsulation or removal) may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed. Any person undertaking work within the building should be informed of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

All asbestos removal works should be carried out per the current Asbestos Regulations.

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4. General Building Information

The survey was in accordance with *HSG 264 – whenever possible, a preliminary desk study is carried out to gather information pertinent to the building(s) under investigation. A review of this information has revealed the following:*

Desk Study

Building name / address	52 New Road, Thomondgate Limerick
Age(s) of construction	Unknown
Building description	Standalone 2-storey dwelling / Public House
Building use	Residential / Public House
Site occupation	Unoccupied
Services statue	None
Drawings / Plans	None
Information on previous surveys / removal etc.	None provided.

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General Building Information Internal Aspects

Internal roof materials	Prefabricated truss timbers to duo pitched roof, timber ceiling joists, sarking felt & insulation.
Ceilings and coatings	Gypsum boards Artex finish – No asbestos. Original lathe and plaster to up stair ceilings.
Floors and coverings (general)	Ceramic Tiles Bathrooms, laminate timber, linoleum.
Sub floors	Concrete
Walls internal	Blockwork with Timber Stud to 1 st Floor Level
Door frames	Timber
Window frames and sills	uPVC and concrete sills.
Heating systems	Fireplaces. Boiler may be present in inaccessible areas.
Insulation to pipes and boilers	Armaflex
Flue pipes	Metal flue pipe.
Waste pipes	uPVC
Risers	uPVC
Other:	

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General Building Information External Aspects

Roof type	Duo pitched roof
Roof covering	Asbestos Roof Slates.
Soffit	Timber
Facia	Timber
Verge under-cloak	N/A
Guttering / downpipes	uPVC
Walls	Block Masonry & Brickwork
Out buildings	RHS Sheds / Cold Room – Corrugated metal roof, blockwork walls & concrete floor.
Other:	N/A

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5. Laboratory Analysis

SAMPLING

The number of samples collected will depend on the extent and range of materials present and the extent of variation within the materials. Sample numbers reflect the extent of variation (including materials types, colour/shade, texture, depth, and coating). Decisions are made on the basis of judgement and professional experience. Fewer samples are necessary where items are clearly identical and the lighting is adequate. Different materials are often different colours so samples of each may be needed to confirm the presence or absence of asbestos. Areas with visual signs of repair, replacement or patching will not be representative of the main material (they may be a more recent non-asbestos replacement material) and sampling has taken this into account.

After sampling, any broken material with potential to cause airborne dust was sealed, and any remaining dust or debris removed by wet wiping (or by using an approved 'type H' vacuum cleaner). Samples were placed in a plastic Ziploc type bag, labelled according to Job Number, Client, Site, Sample Number, Description of product, Area details. The labelled bag was then placed in a second bag Ziploc bag for transport to the laboratory.

All sampling equipment was cleaned following use to prevent cross contamination of samples. Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to the late eighties and early nineties. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2006 and should be addressed in the preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process. Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few per cent up to 90% depending on the type of material. Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments. No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006. Our surveys are undertaken in accordance with HSG 264 for the Sampling and Surveying of Buildings for Asbestos in Buildings. The results of the survey and the risk assessments for the asbestos containing materials found are undertaken in accordance with HSG 264. This document was produced by the Health and Safety Executive in the UK for the management of Asbestos in Premises. Both these documents are acknowledged by the Health and Safety Authority as being the current best practice for asbestos surveying and management in Ireland. This overall assessment can then be used as a guide in taking action to deal with the asbestos containing materials. The type of action to be taken may range from managing the material in place to full removal of the ACM's depending on the outcome of the assessment.

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Laboratory Analysis

The bulk sample(s) referred to below have been analysed for asbestos content using dispersion staining and polarised light microscopy using documented UKAS accredited in-house test method in accordance with the requirements of the MDHS 77 & HSG 248.


Location	Sample No:	Result of analysis										
Sarking Felt – Cold Room 	A	No Asbestos Identified										
	Extent	N/A										
Material Risk Assessment		Risk Rating										
Asbestos type: - Type of product: - Condition: - Surface Treatment: -	N/A	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">0</td> <td style="background-color: red; color: white; text-align: center;">High Risk</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="background-color: #4a7ebb; color: white; text-align: center;">Medium Risk</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="background-color: #d9ead3; text-align: center;">Low Risk</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="background-color: #fcf8e3; text-align: center;">Very Low Risk</td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 5px;">No Asbestos</td> </tr> </table>	0	High Risk	0	Medium Risk	0	Low Risk	0	Very Low Risk	No Asbestos	
0	High Risk											
0	Medium Risk											
0	Low Risk											
0	Very Low Risk											
No Asbestos												

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Laboratory Analysis

The bulk sample(s) referred to below have been analysed for asbestos content using dispersion staining and polarised light microscopy using documented UKAS accredited in-house test method in accordance with the requirements of the MDHS 77 & HSG 248.


Location		Sample No:	Result of analysis
Extension / Side Cladding Slate		B	Chrysotile Asbestos Identified
			
		Extent	As seen
Material Risk Assessment		Score	Risk Rating
Asbestos type: -	Chrysotile	1	High Risk
Type of product: -	Cement Slate	1	Medium Risk
Condition: -	Medium Damage	2	Low Risk
Surface Treatment: -	Non-friable	0	Very Low Risk
		4	Very low risk

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Laboratory Analysis

The bulk sample(s) referred to below have been analysed for asbestos content using dispersion staining and polarised light microscopy using documented UKAS accredited in-house test method in accordance with the requirements of the MDHS 77 & HSG 248.


Location	Sample No:	Result of analysis
Main Roof - Sarking Felt 	C	No Asbestos Identified
	Extent	N/A
Material Risk Assessment		Risk Rating
Asbestos type: - Type of product: - Condition: - Surface Treatment: -	N/A	Score 0 0 0 0
		<div style="background-color: red; color: white; padding: 2px;">High Risk</div> <div style="background-color: #4a7ebb; color: white; padding: 2px;">Medium Risk</div> <div style="background-color: #c08080; color: white; padding: 2px;">Low Risk</div> <div style="background-color: #ffff00; color: black; padding: 2px;">Very Low Risk</div>
		No Asbestos

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Laboratory Analysis

The bulk sample(s) referred to below have been analysed for asbestos content using dispersion staining and polarised light microscopy using documented UKAS accredited in-house test method in accordance with the requirements of the MDHS 77 & HSG 248.


Location	Sample No:	Result of analysis
Original Ceiling - Artex 	D	No Asbestos Identified
	Extent	N/A
Material Risk Assessment		Risk Rating
Asbestos type: - Type of product: - Condition: - Surface Treatment: -	N/A	0 0 0 0
		<div style="background-color: red; color: white; padding: 2px;">High Risk</div> <div style="background-color: #4682b4; color: white; padding: 2px;">Medium Risk</div> <div style="background-color: #d2b48c; color: white; padding: 2px;">Low Risk</div> <div style="background-color: yellow; color: black; padding: 2px;">Very Low Risk</div>
		No Asbestos

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Laboratory Analysis

The bulk sample(s) referred to below have been analysed for asbestos content using dispersion staining and polarised light microscopy using documented UKAS accredited in-house test method in accordance with the requirements of the MDHS 77 & HSG 248.

Location	Sample No:	Result of analysis
Ground Floor Bar Ceiling - Artex 	E	No Asbestos Identified
	Extent	N/A
Material Risk Assessment		Score
Asbestos type: - Type of product: - Condition: - Surface Treatment: -	N/A	0 0 0 0
		Risk Rating
		High Risk
		Medium Risk
		Low Risk
		Very Low Risk
		No Asbestos

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6. Appendix

Sample Material Assessment Algorithm

<i>Sample Variable</i>	<i>Score</i>	<i>Examples / Comparisons</i>
Product type (or debris from product)	1	Asbestos containing reinforced products (cement, floor tiles, felts, plastics, mastic, artex etc)
	2	Asbestos containing insulation boards, mill-boards, other low-density insulation boards, textiles, gaskets, ropes and paper
	3	Thermal insulation, pipe or boiler lagging, sprayed asbestos, loose asbestos, mattresses or packing
Extent of damage / deterioration	0	Good condition, no visible damage.
	1	Low damage, occasional scratches, broken edges on boards or tiles
	2	Medium damage, significant breakage of non-friable materials or several small areas where friable material has been damaged revealing loose asbestos.
	3	High damage or deterioration of friable materials such as thermal insulation or sprays. Visible asbestos debris.
Surface Treatment	0	Non-friable composite materials, plastics, floor tiles, sealed asbestos cement.
	1	Enclosed sprays and lagging, sealed AIB, unsealed asbestos cement sheeting.
	2	Unsealed AIB, encapsulated thermal insulation.
	3	Unsealed thermal insulation of lagging.
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite

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Priority Assessments

The Material Risk Assessment above identifies those materials most likely to release airborne fibre if disturbed. It does not necessarily follow that those materials with the highest scores will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a Risk Assessment that will consider the following Priority Assessment Factors.

Assessment Factor	Score	Examples of scores	
<u>Normal occupant activity</u> Main Type of activity in area	0	Rare disturbance activity (i.e. little used store room)	
	1	Low disturbance (i.e. office type activity)	
	2	Periodic disturbance (i.e. industrial or vehicular activity which may contact ACM.s)	
	3	High levels of disturbance (i.e fire doors with asbestos insulating board sheet in constant use.)	
<u>Likelihood of disturbance</u> Location	0	Outdoors	
	1	Large room or well-ventilated areas	
	2	Room up to 100m ²	
	3	Confined spaces	
Accessibility	0	Usually inaccessible or unlikely to be disturbed	
	1	Occasionally likely to be disturbed	
	2	Easily disturbed	
	3	Routinely disturbed	
Extent / amount	0	Small amounts of items (i.e. strings gaskets)	
	1	≤10 m ² or ≤10 m pipe run	
	2	≥10 m ² to ≥ 50 m ² or > 10 m to > 50 m pipe run	
	3	>50 m ² or >50m pipe run	
<u>Human Exposure potential</u> Number of occupants	0	None	
	1	1 to 3	
	2	4 to 10	
	3	>10	
Frequency of use of area	0	Infrequent	
	1	Monthly	
	2	Weekly	
	3	Daily	
Average time area is in use	0	<1 hour	
	1	>1 to <3	
	2	>3 to <6	
	3	> 6 hours	
<u>Maintenance activity</u>	0	Minor disturbance	
	1	Low disturbance	
	2	Medium disturbance	
	3	High levels of disturbance	
	0	ACM unlikely to be disturbed for maintenance	
	1	≤ 1 per year	
	2	> per year	
	3	> per month	
Category	Overall Risk score	Level of Risk	Action
Category A	18+	High risk	Immediate action
Category B Risk	13 - 17	Medium Risk	Near term action
Category C Risk	9 -12	Low Risk	Regular Inspection
Category D	8 or below	Very low risk	Annual Inspection

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Limitations

In many instances, asbestos may be present in inaccessible areas such as:

- Wall cavities
- Beneath floors
- Slabs
- Integral parts of boilers, pumps, machinery, plant and pipework.
- Fire doors.

McCusker Environmental cannot guarantee that all asbestos containing materials have been identified, or that the survey results are definitive. There is a possibility that ACM's may remain unidentified in sealed locations, it is strongly suggested that demolition or refurbishment activities are designed to allow for this potential.

Features that generally fall outside the scope of the survey may include:

- Live plant and machinery
- Within solid concrete floors where asbestos shuttering may have been used.
- Areas where asbestos is sandwiched between non-asbestos materials
- Within underground ducts etc. where reasonable access is unavailable.

Survey Techniques

There are two levels of presumption which may be noted in the report and these are described below.

- A. **Presumed to contain asbestos** – for example where no access was gained to an area, building, piece of plant / machinery, equipment because it was locked, inaccessible or unsafe. (e.g. floor tiles or textured coating to ceilings or walls).
- B. **Strongly presumed to contain asbestos** – where similar materials continue throughout rooms, corridors, ducts, roof voids etc. and have either been sampled and positively identified, or the experience of the surveyor, is obviously and ACM (e.g. cement rainwater downpipe, sprayed coating, insulating board).

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LEGISLATION AND REMOVAL

- Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations, 2006. They must be specifically addressed in both the preliminary health and safety plan by the Project Supervisor for design process (PSDP) and in the Health and Safety Plan by the Project Supervisor for Construction Stage (PSCS).
- The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006 deals with the management and removal of asbestos from buildings. This legislation requires that the employer carrying out the work on ACM's must first make a risk assessment regarding potential exposure to asbestos fibres. This assessment must estimate the type, level and duration of exposure, prior to work being undertaken. The risk assessment results will determine whether a written 14-day notification is required to the Health and Safety Authority.
- Under the above regulations, the chosen contractor must prepare in any event a plan of work for the removal of ACM's from the building. The plan of work must specify how the work is to be carried out safely and the means used to protect workers, public and the environment. This plan of work must be forwarded to the Health and Safety Authority and made available to all relevant parties on the site.
- As part of the monitoring of safety during the removal process we would recommend that Reassurance air tests be carried out and that clearance testing is carried out following removal. We can provide this type of testing and will be happy to provide you with a quotation for this work. We can also assess the standard of work being carried out by the asbestos removal contractor and advise the project supervisor for the design process and the project supervisor for the construction process in this regard.
- All contractors involved in the removal or working with asbestos must be able to provide evidence of their ability to perform Asbestos Work.
- The Project Supervisor for Construction Stage (PSCS), where appointed should be satisfied that the plan of work is adequate, and that the chosen contractor is competent. Failure to do this may result in the PSCS being in breach of the Construction Regulations.
- As part of the monitoring of safety during the removal process we would recommend that Reassurance air tests are carried out and that clearance testing is carried out following removal.

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Photographs

Timber Floors to 1st Floor



Asbestos Roof Slates to rear – Poor condition



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Electrical Units – No suspect materials



Electric Fire in Fireplace



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Inaccessible Area with Steel Flue Pipe



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Laboratory Certificate



BULK MATERIAL SAMPLE REPORT

Reference No: J678945 Client Order No: 0742/23
 Date Received: 13 Sep 2023
 Client Name and Address: McCusker Environmental (IE), Unit 6, Arbutus Grove, Quin, Ennis
 Site Address: Whelans Pub LMK
 Sampling Officer: McCusker Environmental (IE)
 Date of Analysis: 15 Sep 2023
 Analyst: Andy Webster
 Approving Officer: Emily Richardson Signed: 
 Issue Date: 15 Sep 2023

ANALYSIS RESULTS

Sampling carried out by our own officers follows the procedures documented in our internal method M3: The Sampling of Bulk Materials, for Analysis to Determine the Presence of Asbestos. These samples have been analysed in accordance with internal method M2: The Identification of Asbestos, within Bulk Materials, by the Use of Optical Microscopy. Both these internal methods are based on the standard method as outlined in the HSE Document 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Any deviations from these standard methods will be recorded in this report. No responsibility is taken for sampling that is not carried out by our own officers. Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. Any comments regarding percentage content is outside the scope of our UKAS accreditation. The material classification is the opinion of the analyst, based on the samples' appearance, as received, and may not accurately reflect the source material on site. Where 'Trace Asbestos' has been reported, only 1 or 2 fibres or fibre bundles have been identified and analysed as asbestos following a thorough examination of the sample. All samples are analysed at one of our UKAS accredited laboratories in Somerset or Northern Ireland. This report must not be reproduced, except in full, without the written permission of the laboratory. These samples will be retained within this laboratory for a period of six months prior to disposal at a licensed asbestos disposal site, unless the client makes alternative arrangements. Reports will be retained for a minimum of five years following the date of issue. For advice concerning these materials, risk assessments, removal procedures or information regarding the current legislation for work with asbestos containing materials, please contact G&L Consultancy Ltd.

Site Ref	Lab Ref	Description	Analysis Result	Classification
A - Cold Room	BS204721	Felt	No Asbestos Detected	Not Applicable
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C - Main Roof	BS204723	Sarking Felt	No Asbestos Detected	Not Applicable
D - Original Casting	BS204724	Textured Coating	No Asbestos Detected	Not Applicable

G&L Consultancy Ltd

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Registered Office: Unit 5A, Castle Road, Chelston Business Park, Wellington, Somerset, TA21 9JQ

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**BULK MATERIAL SAMPLE REPORT (CONTINUATION)**

Site Ref	Lab Ref	Description	Analysis Result	Classification
E - Bar	BS204725	Textured Coating	No Asbestos Detected	Not Applicable

Site Location: 52 New Road Thomondgate Limerick**Ref]:** A071/23**Client:** Limerick City & County Council**Date:** September 2023

**References:**

Safety Health and Welfare at Work Act 2005.

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 Amended 2010.

Safety health and Welfare at Work (Construction) Regulations – 2013

HSG 264 The Survey Guide, HSE Books

HSG 248 The Analysts Guide, HSE Books

Practical Guidelines on ACM Management and Abatement, HSA Publication.

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